

# Energy Performance Certificate



55, Somerset Place,  
PLYMOUTH,  
PL3 4BZ

Dwelling type: Mid-terrace house  
Date of assessment: 12 October 2009  
Date of certificate: 12 October 2009  
Reference number: 9557-2852-6803-0591-8111  
Total floor area: 148 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

| Energy Efficiency Rating                           |           |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|----------------------------------------------------|-----------|-----------|-----------------------------------------------------------------|-----------|-----------|
|                                                    | Current   | Potential |                                                                 | Current   | Potential |
| Very energy efficient - lower running costs        |           |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>                                 |           |           | (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                   |           |           | (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                   |           |           | (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                   | <b>65</b> | <b>69</b> | (55-68) <b>D</b>                                                | <b>60</b> | <b>64</b> |
| (39-54) <b>E</b>                                   |           |           | (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                   |           |           | (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                    |           |           | (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs        |           |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |           |           | <b>England &amp; Wales</b> EU Directive 2002/91/EC              |           |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 233 kWh/m <sup>2</sup> per year | 212 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 5.7 tonnes per year             | 5.3 tonnes per year             |
| Lighting                 | £143 per year                   | £75 per year                    |
| Heating                  | £783 per year                   | £755 per year                   |
| Hot water                | £137 per year                   | £129 per year                   |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit **[www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)**

## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: EES/002275  
Assessor's name: Mr. Adrian Patrick Miles  
Company name/trading name: Property Search Group (Devon)  
Address: 48 Durham Avenue, Devon, St Judes, PL4 8SP  
Phone number: 01752 250052  
Fax number: 01752 250053  
E-mail address: milesawayfromhome@hotmail.com  
Related party disclosure:

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk) together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

## About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

### Visit the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd) to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged - the Government is the controller of the data on the register
- Learn more about energy efficiency and reducing energy consumption

## Recommended measures to improve this home's energy performance

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### Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

| Elements                                               | Description                                                                                               | Current performance     |                         |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------|-------------------------|
|                                                        |                                                                                                           | Energy Efficiency       | Environmental           |
| Walls                                                  | Granite or whinstone, as built, no insulation (assumed)<br>Solid brick, as built, no insulation (assumed) | Very poor<br>Very poor  | Very poor<br>Very poor  |
| Roof                                                   | Pitched, 150 mm loft insulation<br>Roof room(s), insulated<br>Pitched, 100 mm loft insulation             | Good<br>Good<br>Average | Good<br>Good<br>Average |
| Floor                                                  | Suspended, no insulation (assumed)                                                                        | -                       | -                       |
| Windows                                                | Partial double glazing                                                                                    | Average                 | Average                 |
| Main heating                                           | Boiler and radiators, mains gas                                                                           | Good                    | Good                    |
| Main heating controls                                  | Programmer, TRVs and bypass                                                                               | Poor                    | Poor                    |
| Secondary heating                                      | None                                                                                                      | -                       | -                       |
| Hot water                                              | From main system                                                                                          | Good                    | Good                    |
| Lighting                                               | Low energy lighting in 10% of fixed outlets                                                               | Poor                    | Poor                    |
| Current energy efficiency rating                       |                                                                                                           | D 65                    |                         |
| Current environmental impact (CO <sub>2</sub> ) rating |                                                                                                           | D 60                    |                         |

### Low and zero carbon energy sources

None

## Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

| Lower cost measures (up to £500)                         | Typical savings<br>per year | Performance ratings after improvement |                      |
|----------------------------------------------------------|-----------------------------|---------------------------------------|----------------------|
|                                                          |                             | Energy efficiency                     | Environmental impact |
| 1 Low energy lighting for all fixed outlets              | £53                         | D 67                                  | D 61                 |
| 2 Upgrade heating controls                               | £51                         | C 69                                  | D 64                 |
| <b>Total</b>                                             | <b>£104</b>                 |                                       |                      |
| Potential energy efficiency rating                       |                             | C 69                                  |                      |
| Potential environmental impact (CO <sub>2</sub> ) rating |                             | D 64                                  |                      |

## Further measures to achieve even higher standards

None

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO<sub>2</sub>) emissions.

## About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

### Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

#### 1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

#### 2 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat.

## About the further measures to achieve even higher standards

Not applicable

## What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO2 emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.